

SAN ANTONIO PLANNING COMMISSION MINUTES



August 10, 2011



Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Marcello Diego Martinez

Jody R. Sherrill

Lynda Billa Burke

Rolando H. Briones

Rob Rodriguez



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Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Briefing on plat approval time extension (Development Services Department)
- Agenda items may be discussed (Development Services Department)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, Briones, R. Rodriguez, Sherrill, Lindhorst

Absent: Martinez, Billa Burke

4. Citizens to be heard - None.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 100287 **West Brook Two Replat ***

(East side of Huntress Lane, west of Scenic Loop)

B. ~~110155~~ **Sulphur Springs Unit 5A – Pulled**

(West of Jasper Hollow and Pearl Pass)

Chair asked that Item #5B be pulled for the purpose of recusal.

Chair opened the public hearing, the following citizens were present to speak on Item #5A:

Nathan Lukes, 9637 Huntress Lane, spoke in opposition.

* Project is located in the Camp Bullis Notification Area.

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Ruth Crinsky, 9534 Huntress Lane, spoke in opposition.

Jill Nunly, 9647 Huntress Lane, spoke in opposition.

Joe Fite, 24547 Scenic Loop, spoke in opposition.

Lisa Canon, 9830 Huntress Lane, spoke in opposition.

Anna Canon, 9830 Huntress Lane, spoke in opposition.

Sally Coby, 9627 Huntress Lane, spoke in opposition

Cynthia Grimes, 10226 Huntress Lane, spoke in opposition.

Chair closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEM 6 & 7 HELD ABOVE:

6. **~~100287~~ — ~~West Brook Two Replat*~~ – Pulled**
 (East side of Huntress Lane, west of Scenic Loop)
7. **~~110155~~ — ~~Sulphur Springs Unit 5A~~ – Pulled**
 (West of Jasper Hollow and Pearl Pass)

PLAT:

8. **110100 Gordon Grove Unit 2B**
 (Southwest of the extension of Grove Bend at Gordons Haven)

Commissioner Limon asked that Item #6 be pulled from the Consent Agenda.

Commissioner Lindhorst asked that Item #7 be pulled from the Consent Agenda for the purpose of recusal.

Chair Hartman asked for a motion to approve the item on the Consent Agenda minus Items #6 and #5B.

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Motion: Commissioner Lindhorst to approve the remaining items on the Consent Agenda minus Items #6 and #5b.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

6. 100287 West Brook Two Replat *

(East side of Huntress Lane, west of Scenic Loop
Donna Camacho, Planner, introduced the item and recommended approval.

Jim Cannizo, Ft. Sam, addressed questions raised by the Commission.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commission Limon
In Favor: Briones, Limon, A. Rodriguez, Hartman
Opposed: R. Rodriguez, Lindhorst, Sherrill
Motion Failed.

Motion: Commissioner R. Rodriguez for denial.
Second: None
Motion Failed due to a lack of a second:

Commissioner Lindhorst departed from the Board room for the purpose of recusal.

5B & 7. 110155 Sulphur Springs Unit 5A (West of Jasper Hollow and Pearl Pass)

Luz Gonzales, Planner, introduced the item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commission Limon
In Favor: Briones, Limon, A. Rodriguez, Sherrill, R. Rodriguez, Hartman
Opposed: None
Recused: Commissioner Lindhorst
Motion Passes

Commissioner Lindhorst returned to the Board room.

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APPEAL:

Commissioner Briones departed from the Board room for the purpose of recusal.

9. **070464 Tesoro Ridge** (time extension)
(Southeast of the intersection of Lookout Road and Judson Road)

Larry Odis, Planner, introduced the item and recommended approval.

Motion: Commissioner Lindhorst to follow staff's recommendation of approval.
Second: Commission Limon
In Favor: Lindhorst, Limon, A. Rodriguez, Sherrill, R. Rodriguez, Hartman
Opposed: None
Recused: Commissioner Briones
Motion Passes

Commissioner Briones returned to the Board room.

LAND TRANSACTION:

10. **S.P. No. 1370** Request to close, vacate and abandon an unimproved portion of Spiller Road Public Right of Way. (Capital Improvements Management Services Department, by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services, introduced the item and recommended approval.

Motion: Commissioner Briones to follow staff's recommendation of approval.
Second: Commission Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

11. **PA111032** – Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 9.066 acres from Low Density Residential land use and Community Commercial land use to Industrial land use for a parcel located at 8331 SW Loop 410. (Planning and Community Development Department, by John Osten)

John Osten, Planning and Community Development Department, introduced the item and recommended denial of the request to amend from Low Density Residential and Community Commercial land use to Industrial land use.

James Griffin, representative, gave a brief overview of the proposed use and addressed questions raised by the commission. At this time he amended the request to Regional Commercial land use.

Jim Myers, 5539 Cool Valley, representing PACE, spoke in favor.

Staff recommended denial of the amended request for Regional Commercial land use.

Motion: Commissioner Briones to approve the amended request from Low Density Residential and Community Commercial land use to Regional Commercial land use.
Second: Commission Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

12. **PA11043** – Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 274.6 acres located approximately 700 feet north of the intersection of Happy's Corner and Canoe Brook and more specifically described as at NCB 17701 Lots P-5A, P-1B, and P-5 and NCB 16334 Lots P-5B and P-36 from Country Tier land use to Specialized Center land use and Natural Tier land use. (Planning and Community Development Department, by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development Department, introduced the item and recommended approval of the request to amend from Country Tier land use to Specialized Center land use and Natural Tier land use.

Commissioner Briones left the meeting at this time.

Ken Brown, representative, gave brief overview of the proposed use and addressed questions raised by the Commission.

Jim Cannizo, Ft. Sam, stated that they were not opposed to the request.

Rachel Dilley, representing AGUA, spoke in opposition.

Richard Alles, representing AGUA, spoke in opposition.

Bob Asinger, representing Bible Study, stated that they were not opposed to the request.

Motion: Commissioner Limon to continue until the next Planning Commission meeting.
Second: Commission R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

- 13. PA11047** – Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 0.404 acres located at 539 West Old Highway 90 from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department, by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, introduced the item and recommended denial of the request from General Urban Tier land use to Regional Center land use.

Chair opened the public hearing.

Patricia Burton, applicant, gave a brief overview of the proposed use and addressed questions raised by the commission.

Ray Flores, Executive Director, Westside Corporation, spoke in favor.

Chair closed the public hearing.

Motion: Commissioner Limon to approve the request to amend from General Urban Tier land use to Regional Center land use.
Second: Commission Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

Commissioner Lindhorst left the Board room for the purpose of recusal.

- 14.** Public hearing and consideration of an Interlocal agreement with Medina County regulating subdivisions within the Medina County extraterritorial jurisdiction of the City of San Antonio pursuant to Chapter 242 of the Local Government Code. (Department of Development Services, by Elizabeth Carol)

Elizabeth Carol, Senior Management Analyst, presented the item and recommended approval.

Motion: Commissioner Sherrill to follow staff's recommendation of approval.
Second: Commission Limon
In Favor: Sherrill, Limon, A. Rodriguez, R. Rodriguez, Hartman
Opposed: None
Recused: Commissioner Lindhorst
Motion Passes

Commissioner Lindhorst returned to the Board room.

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15. Approval of the minutes for the July 27, 2011 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to approve the July 27, 2011 Planning Commission minutes as presented.
Second: Commission Limon
In Favor: Unanimous
Opposed: None
Motion Passes

16. Director's report - City Council Action Update (Planning Commission Items sent to Council)

17. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

18. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:10 p.m.

APPROVED:



Amelia E. Hartman

ATTEST:



Executive Secretary